

121.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

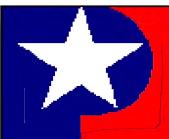
997,400 / 997,400

USE VALUE:

997,400 / 997,400

ASSESSED:

997,400 / 997,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BLAIR COLIN C & SUSANNE S /TRS	
Owner 2: COLIN & SUSANNE BLAIR TRUST	
Owner 3:	

Street 1: 28 PEABODY RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1: BLAIR COLIN C--ETAL -	
Owner 2: BLAIR SCHUSTER SUSANNE -	

Street 1: 28 PEABODY ROAD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Clapboard Exterior and 2449 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Street
	Street
	Gas:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR COLIN C--	70159-158		10/31/2017	Convenience		1	No	No	
BRENNAN DANIEL	23273-506		6/7/1993		270,000	No	No	Y	

</tbl_r

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1918	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal		% Sprinkled

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

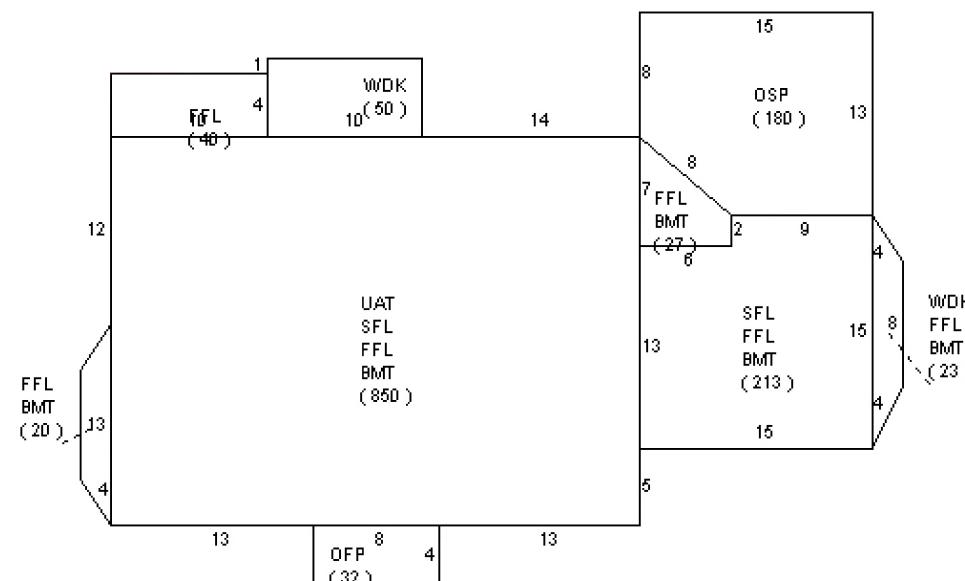
ES

Bath	1	Rating:	Average
Bath:		Rating:	
Bath:	1	Rating:	Very Good
QBth		Rating:	
Bath:	1	Rating:	Average
IBth:		Rating:	
rFix:	2	Rating:	Average
OTHER FEATURES			
Kits:	1	Rating:	Average
Kits:		Rating:	
Frpl:	1	Rating:	Average
Flue:		Rating:	

COMMENTS

OWNER SAYS IN 6 MONTHS CONTRACTOR
TAKING DOWN GARAGE GAR STILL THERE
'00 RECHECK 7/01. 2OF=BMT SINK & 4
FIXTURES IN MBATH.

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,173	145.320	170,455	UAT	100	FLA		100	A
BMT	Basement	1,133	43.590	49,393						
SFL	Second Floor	1,063	145.320	154,471						
UAT	Upper Attic	213	101.720	21,616						
OSP	Screen Porch	180	28.190	5,074						
WDK	Deck	73	15.970	1,166						
OFP	Open Porch	32	43.930	1,406						
Net Sketched Area:		3,867	Total:	403,581						
Size Ad	2236	Gross Area	4504	FinArea	2449					

IMAGE

AssessPro Patriot Properties, Inc